079.0	0002	0004.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,026,200 /	1,026,200
					USE VALUE:	1,026,200 /	1,026,200
					ASSESSED:	1,026,200 /	1,026,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAGERWEY MARCIA A &
Owner 2:	HOEKZEMA LOREN
Owner 3:	
Street 1:	60 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAGERWEY MARCIA A -
Owner 2:	-
Street 1:	60 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,173 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2417 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12173.000	475,700	900	549,600	1,026,200
Total Card	0.279	475,700	900	549,600	1,026,200
Total Parcel	0.279	475,700	900	549,600	1,026,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.58 | /Parcel: 424.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49076
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

!6438!

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0002-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	475,900	900	12,173.	549,600	1,026,400	1,026,400	Year End Roll	12/18/2019
2019	104	FV	371,300	1000	12,173.	549,600	921,900	921,900	Year End Roll	1/3/2019
2018	104	FV	371,300	1000	12,173.	369,000	741,300	741,300	Year End Roll	12/20/2017
2017	104	FV	348,900	1000	12,173.	353,300	703,200	703,200	Year End Roll	1/3/2017
2016	104	FV	348,900	1000	12,173.	321,900	671,800	671,800	Year End	1/4/2016
2015	104	FV	312,000	1000	12,173.	259,100	572,100	572,100	Year End Roll	12/11/2014
2014	104	FV	312,000	1000	12,173.	231,600	544,600	544,600	Year End Roll	12/16/2013
2013	104	FV	324,200	1000	12,173.	219,900	545,100	545,100		12/13/2012

PRINT

Date	Time
12/10/20	21:13:04

LAST REV

Date	Time
07/28/20	11:54:52

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6438

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAGERWEY MARCIA	57739-258		10/28/2011	Convenience	1	No	No		
COMMERET-LAGERW	35756-145		5/22/2002	Family	1	No	No		
MAHON TIMOTHY	26343-497		5/24/1996		236,000	No	No		Y

USER DEFINED

Prior Id # 1:	49076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	430	Siding	41,365	C				
3/10/2009	131	Add Bath	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
5/13/2009	Measured	197	PATRIOT
1/11/2000	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12173		Sq. Ft.	Site		0	70.	0.65	11									549,637						549,600	

Total AC/HA: 0.27945 | Total SF/SM: 12173 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 549,637 | Spl Credit | Total: 549,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11625218
Const Adj.:	0.98000199
Adj $ / SQ:	185.968
Other Features:	122000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646333
Depreciation:	170632
Depreciated Total:	475701

COMMENTS

BK:22497 PG:337 BK:22248 PG:180 22 223517 NC=2ND FLOOR KITCHEN RENO IN PROGRESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

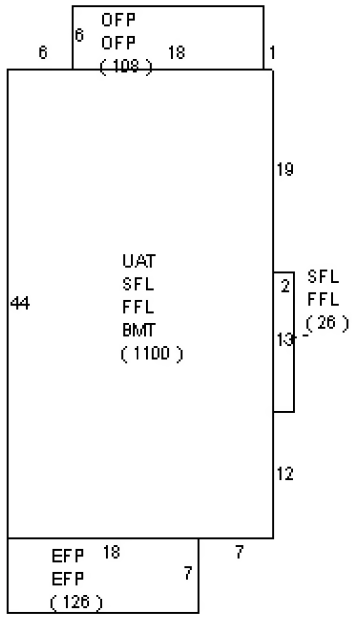
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.97
Special Features:	0	Val/Su Net:	116.17
Final Total:	475700	Val/Su SzAd	211.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,126	185.970	209,400
SFL	Second Floor	1,126	185.970	209,400
BMT	Basement	1,100	55.790	61,369
UAT	Upper Attic	275	107.860	29,662
EFP	Enclos Porch	252	37.270	9,392
OFP	Open Porch	216	23.660	5,110

Net Sketched Area:	4,095			Total:	524,333
Size Ad	2252	Gross Are	4920	FinArea	2417

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0002-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X10	A	AV	1985	16.00	T	27.2	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900